

CITY OF VANCOUVER



ADMINISTRATIVE REPORT

Report Date: May 31, 2007
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RTS No.: 06704
VanRIMS No.: 11-2400-10
Meeting Date: July 26, 2007

TO: Standing Committee on Planning and Environment

FROM: Director of Planning in Consultation with Director of the Housing Centre

SUBJECT: Little Mountain Housing Site - Policy Planning Program

RECOMMENDATION

- A. THAT Council approve the Memorandum of Understanding attached as Appendix A, and specifically approve that:
- all development cost levies generated by the redevelopment of the Housing Site ("Little Mountain") be reinvested into the public amenities to serve the site and to address neighbourhood needs,
 - the demolition of each building to proceed once all tenants in it are relocated,
 - replacing the 224 existing units of social housing on site, 184 of which must be designed for families, will satisfy the City's affordable housing requirement for the redevelopment, and 50% of the net proceeds from the redevelopment will be reinvested in affordable housing within the city on sites that the City will lease for a nominal prepaid rent for 60 year terms, and
 - existing tenants will have priority, as stated by BC Housing, to move into replacement non-market housing;
- B. THAT phasing be encouraged for redevelopment of the Little Mountain housing site;
- C. THAT, subject to the Province confirming it will proceed, Council endorse a Little Mountain Housing planning program, outlined in Appendix B, to bring forward for Council adoption a policy framework developed with reference to the site and the Riley Park South Cambie (RP/SC) Neighbourhood Vision in order to guide planning of the site and provide a basis for assessing future rezoning proposals;
- D. THAT staff resources contained in Appendix C and estimated associated cost recovered budget of \$726,000 contained in Appendix D be approved to complete policy planning and, if necessary, rezoning for Little Mountain; and

FURTHER THAT, consistent with City cost recovery policy, Council accept a \$433,000 contribution from BC Housing or its development partner to fully cover these costs for the Policy Program, to be followed by \$293,000 if a rezoning application follows;

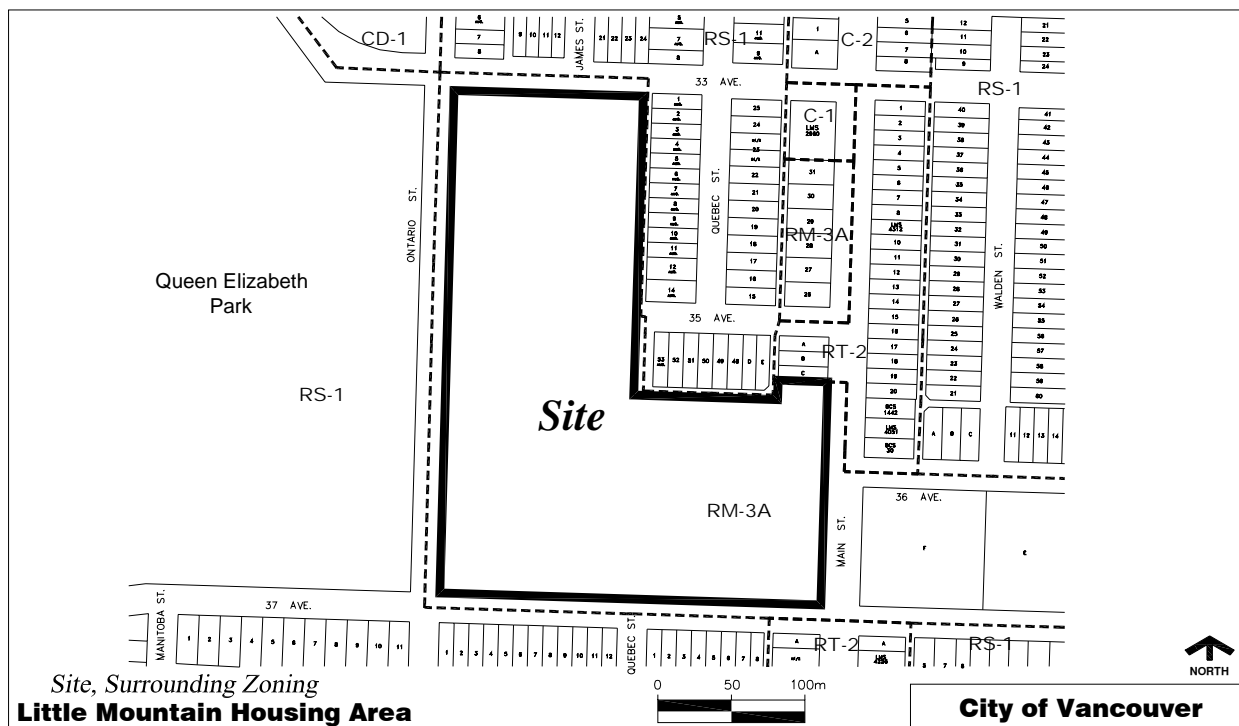
AND FURTHER THAT these contributions be applied to rezoning fees.

GENERAL MANAGER'S COMMENTS

The General Manager of Community Services RECOMMENDS approval of the above.

COUNCIL POLICY

- City Plan approved May 1995
- Cost Recovery Policy
- City-Wide CAC Policy
- Riley Park south Cambie Neighbourhood Vision approved November 2005.



PURPOSE AND SUMMARY

The Province of British Columbia Housing became owner of this site February 16, 2007. BC Housing, acting for the Province, has requested a planning program to re-examine the future of the site in the context of the Neighbourhood Vision. The owner is interested in complete redevelopment of the site for multiple dwelling residential uses including replacement of 224 obsolete non-market housing units now on the site and to consider commercial and community amenity components as set out in the Memorandum of Understanding attached as Appendix A.

Current zoning and RP/SC Vision policies limit redevelopment to 4 storey multiple dwellings at a density of up to approximately 1.5 FSR. This approach to the site would produce very uniform built form and unit types which may not optimize achievement of Provincial, City or other Vision objectives including diverse housing types. A policy review is needed to determine whether there are alternate built forms which could be supported in policy terms.

In response to BC Housing aspirations for redevelopment, issues and community needs raised by area residents during the RP/SC Visioning Program and the limiting effect of some policies in the approved Vision, staff recommend a program to examine land use and urban design options for Council consideration. It would involve collaborative dialogue with the public and BC Housing and its development team to develop concepts which respect sustainability objectives and to achieve an array of housing types, tenures and affordability, including non-market replacement.

BACKGROUND

Zoning and Development History: This 15.2 acre single parcel site located east of Queen Elizabeth Park between 37th and 33rd Avenues, and between Ontario and Main Streets Site is zoned RM-3A. RM-3A provides a bonus based floor area typically achieving a density in the order of 1.45 Floor Space Ratio (FSR) and a maximum height of 10.7 metres. A theoretical total of 800,000 to 900,000 sq. ft. of floor space could be accommodated on the site under the current zoning, provided access and other related issues are resolvable. At Little Mountain, the 224 units of social housing and infrastructure date from 1954 and include 40 1-bedroom units, 92 2-bedroom units, 92 3-bedroom units resulting in a density of 0.27 FSR.

Community Vision: On November 1, 2005, City Council approved the Riley Park/South Cambie Community Vision (RP/SC Vision). Little Mountain is within the RP/SC Vision area and many of the Vision's 'Directions' are relevant to any future redevelopment of the Site. In addition, Little Mountain is one of several large sites for which specific 'Directions' were considered (31.1, 31.2, 31.3 and 31.4):

- Direction 31.1 recommends that the number and mix of social housing units be maintained in any redevelopment of the site, that relocation assistance be provided to the tenants and that existing tenants have priority for the replacement social housing units.
- Direction 31.2 recommends that a mix of uses be considered, including retail and commercial uses along Main Street and limited institutional uses such as a seniors centre or childcare, subject to analysis of traffic, parking and other impacts.
- Direction 31.3 rejected any development higher than 4 storeys. Development over 4 storeys is not to be considered when additional planning occurs for the site.
- Direction 31.4 recommends that the northeast quadrant in the block bounded by 37th, Main, 33rd and Ontario that consists of properties not owned by BC Housing be included in any planning and rezoning of Little Mountain.

DISCUSSION

Redevelopment Objectives: BC Housing believes that the site is underdeveloped and that redevelopment should be considered. They believe that a substantial increase in density and number of units beyond that allowed under the existing zoning or contemplated under the RP/SC Vision may be possible and seek consideration of development options including

buildings taller than 4 storeys. They note that 4 storeys over the whole site would be very repetitive and suboptimal in terms of built form, design and unit types offered.

City staff generally agree with this perspective and believe limiting development to 4 storeys may limit the site's potential to create a higher density liveable environment and limit the capacity of the redevelopment to provide amenities to serve the new development and the surrounding neighbourhood. City staff and BC Housing acknowledge that buildings over 4 storeys are not supported by the RP/SC Vision, but believe inclusion of taller buildings should be considered.

City staff and BC Housing believe redevelopment of Little Mountain offers an opportunity to:

- create a high quality, higher density, socially inclusive and environmentally sustainable community that will be an asset within the larger Riley Park area;
- provide a range of housing options for Vancouver's growing and changing population; and
- generate funds that can be used by BC Housing and the City to develop social, including supportive, housing.

A Memorandum of Understanding between the City and BC Housing setting out the shared objectives for the redevelopment of the site is attached as Appendix A.

Replacement of Existing Social Housing: The existing 224 units of social housing will be replaced onsite. BC Housing has stated that they will relocate the tenants during the redevelopment, and the tenants relocated due to the redevelopment will have priority for moving into the new social housing units that are appropriate to the size of their households.

Selection of Developer: BC Housing wishes to partner with an experienced real estate developer who would lead the redevelopment of Little Mountain. BC Housing will be undertaking a Request for Proposals (RFP) to obtain a suitable development partner. This report will be provided to prospective developers.

Policy Process: A policy process offers opportunities to explore a basis for Council to support alternate development forms. The vehicle for this exploration would be a public process which extends the discussion begun in the Visions process to a more site specific level. This dialogue could also address questions of linkages to surrounding sites and amenities, such as Queen Elizabeth Park. Residents of the immediate vicinity and the Vision area would be encouraged to participate.

The study would consider ways to achieve the array of Vision policies relevant to the site and explore advantages of varied approaches to built form, amenities, access and circulation, and parking strategies. A policy report to Council would assess whether a basis for future redevelopment and potentially rezoning may be recommended.

Once BC Housing selects a Developer, their design team will be expected to prepare at least three conceptual development options with advice from City technical staff. These would be based on urban design principles relevant to this site and its potential in context of existing urban patterns. Examples of urban design principles which would be pursued for this site include increased permeability and pedestrian access into the site to improve integration and connections with the surrounding community; a gradation in building scales to accommodate a variety of housing types to respond to existing and new view opportunities, achieve

transition and limit any sense of intrusion in the context of existing building heights; and vehicular access oriented to minimize impacts on the adjoining neighbourhood and public greenways and bikeways.

At least one option will show how the site can be developed within the 4-storey height limit under the existing RM-3A zoning as set by the RP/SC Vision. The City will expect all options to be developed to the same level of detail and be functionally viable. They will be developed to enough detail so that:

- access, circulation, open space, and building locations are defined;
- the massing, height and floor area of buildings is determined;
- the building types including tenure and land use are identified; and
- it is possible to assess how the north east quadrant of the area bounded by 37th, Main, 33rd and Ontario could be developed concurrently in an integrated pattern or in the future in a manner compatible with this site and its context.

Design Parameters: A frame of reference providing criteria for a successful rezoning application will be developed through the review of the development team's options and the community consultation. To guide the preparation of the options for the site, the development team should consider the following site design parameters along with the directions set out in the RP/SC Vision:

- Little Mountain is where two different street grids intersect. The development team should explore how this intersection of street grids can create a sense of place and help define the structure and character of the redevelopment;
- Little Mountain is adjacent to Queen Elizabeth Park. Development options should indicate physical and programmatic linkages between the site and the park;
- Little Mountain was the first public housing project in BC. Its social heritage should be recognized, though there is no expectation that any buildings should be retained. A Statement of Significance should be prepared to inform the planning process;
- Ontario and 37th are two of the city's primary bike routes and greenways. Proposals need to address how access and circulation will minimize any negative impacts on the bike routes and how the bike routes will be enhanced by the redevelopment;
- Little Mountain is at the southern end of a commercial district centred on King Edward and Main. Commercial opportunities which compliment neighbourhood centre planning need to be considered, specifically with respect to a local serving food store;
- Hillcrest Park is being developed to provide facilities for the 2010 Winter Games and community facilities (community centre, pool, library and childcare) after the Games. There are also plans to renovate Nat Bailey Stadium. The relationship between the redevelopment of the site and the new community facilities needs to be considered;
- Views from the top of Queen Elizabeth Park over the site to Mt. Baker, views of neighbours to the south, southwest and southeast across the site to the downtown and north shore mountains, and views from the site across Queen Elizabeth Park and to the north, northwest and northeast should be optimized;
- Environmental sustainability needs to be demonstrated. All buildings should be designed to achieve a minimum of LEED silver or equivalent. District or ground source heating, solar power generation and other opportunities to take advantage of site size and location need to be addressed;
- All options must include a mix of unit types accommodating a range of households from families with young children to seniors. A minimum of 25% of the units

(excluding the replacement social housing) should be designed for families and most ground-oriented units should be designed for families;

- All the options should include units affordable to low, middle and higher household incomes, and be able to accommodate a range of tenures including market and non-market, and rental and ownership;
- Given the size of the site, redevelopment is likely to be phased, and the development team needs to address the phasing for each option; and
- Alignment of streets and building footprints should strive for retention of mature trees and green pedestrian corridors.

Concepts would be discussed, evaluated and amended or discarded through a series of meetings or workshops to determine whether there are one or more concepts which offer a positive balance of public and private benefits. Those which look promising would provide a basis for reporting back to Council with recommended policy directions. If Council supports one or more possible development concepts, the proponent could then prepare a specific plan as a rezoning proposal in a later phase.

Phasing: The scale of this site, the number of street frontages and likely introduction of new circulation and servicing corridors suggest that it is well suited to a phased redevelopment. This would allow for a gradual transition of accommodation for the existing residents. Therefore, City staff favour a staged approach to development.

Community Consultation: There are two communities that need to be consulted. One consists of the existing tenants and the issues that redevelopment of Little Mountain presents for them. BC Housing will undertake this consultation and ensure that the replacement units meet the needs of the existing tenants.

The second consultation is with the broader Riley Park community, which includes the existing residents of Little Mountain. The City staff technical team co-ordinated by the Major Projects group will lead this consultation through a collaborative process. Consultation with the Riley Park community will commence once the developer has been selected and the development team is in place. The community will be consulted prior to any application to develop or rezone the site:

- before the development options are prepared to ensure that all of the community issues have been identified;
- following initial consultations, the Development Team will prepare conceptual redevelopment options and present them to the community;
- through the community review, the options will be refined;
- the objective is to develop options that achieve the developer's, BC Housing's, City and the community's objectives, noting that full consensus may not be possible; and
- the development team will either submit an application or applications to develop the site under the existing zoning or an application to rezone the site to a comprehensive development district.

Schedule: Once a development permit or rezoning application has been submitted, the City's standard approval processes, including public notification and community review of applications, will be followed. The overall timetable for this work is expected to be as follows:

Execution of Memorandum of Understanding	June 2007
Report to Council	June 2007
Issuance of RFP for potential developers	July 2007
Close of RFP for potential developers	September 2007
Selection of 'Developer'	Fall 2007
Public Process Start-up	Fall 2007
Completion of Public Policy Process	Spring 2008
Policy Report to Council	Summer 2008
Rezoning Application (if supported in policy)	Summer 2008
Public Hearing (if rezoning is proposed)	Winter 2009

Neighbourhood Impacts: There are a number of initiatives underway in or around Riley Park and South Cambie that need to be considered. In addition to the developments in Hillcrest Park for the 2010 Winter Games, there will be a rapid transit station built in Oakridge at Cambie and 41st to serve the Canada Line, a new Little Mountain Neighbourhood House at 28th and Main, expansion of Vancouver College at 49th and Ontario, and renovation and reopening of Mountain View Cemetery between 33rd and 41st east of Main Street.

The City and BC Housing's Development Team will undertake a review of the neighbourhood context for the redevelopment of Little Mountain and consultants will be retained to assess traffic patterns and impacts, retail impacts, and assess other issues as may be identified through the community consultation. If a Neighbourhood Centre planning program is underway, liaison will be maintained with that process. These studies will be completed prior to any application being submitted to rezone the site.

Process and Policy Objectives: BC Housing has advised that they intend, all things being equal, to complete the policy stage and if appropriate a rezoning. A time lapse between stages of a process would imply extra staffing and process costs to be borne by proponents.

Program Staffing: To provide the public and proponent with the service needed to achieve appropriate and timely policy conclusions requires a dedicated program team, including urban design resources and a range of departmental technical representatives (see Appendix B). This team would report to the Major Projects Steering Committee for direction. The Planning Major Projects team will be assigned the planning role in this work.

Rezoning Fees: Cost Recovery planning programs have established the principle that voluntary contributions paid to cover pre-rezoning policy work would be contributed toward rezoning fees if full cost recovery is achieved, including rezoning. Initial analysis indicates that full cost recovery for the scoping, policy and rezoning segments of the program would be achieved through the recommended budget and will be credited against future rezoning fees. The ultimate objective is full cost recovery for the overall process, but not beyond that.

FINANCIAL IMPLICATIONS

A full cost recovery budget for the policy phase based on initial discussions with the proponent is estimated to be \$432,987 as outlined in Appendix C, providing for the technical team review and analysis as described above as well as public process. A rezoning process in context of this policy work is estimated to cost \$293,226. Consistent with the cost recovery policy, costs are included for completing public process, policy work and scoping work undertaken to assess the proponents' needs and report the program to Council as well as assessing a rezoning, if proposed. Estimated costs of the work, therefore, exceed the

\$601,000 bylaw rezoning fee. BC Housing agrees with and is prepared to fund this budget and acknowledges that this voluntary contribution would need to increase if actual program costs exceed this budget.

PUBLIC BENEFITS

Development Cost Levies (DCL's): DCL's will apply to new development at the current rate of \$6.00/sq. ft. The City will reinvest all of the Development Cost Levies generated by site redevelopment into public amenities to serve the site and address neighbourhood needs.

Investment of Sale Proceeds: BC Housing will invest all of the net proceeds from the sale of the Site (after the social housing is replaced) as follows:

- 50% to affordable housing in the City, and
- 50% to affordable housing elsewhere in the region and province.

Community Amenity Contributions (CAC's): An appropriate CAC will be determined as part of the rezoning process, having regard to information applied to the negotiation of non-standard rezonings in the City Wide CAC Policy. During the policy phase staff will assess needs and opportunities for addressing public amenity questions and recommend to Council an array of public service, facility and other contributions which the owner may then address with a proposal at the rezoning stage. Recognition will be given to the Provincial commitment to re-investing of proceeds from the sale of the site into affordable housing in the city and the province, but project impacts and the need for local amenities will be a fundamental consideration in evaluating any proposed changes in zoning.

Considerable experience has been gained in achieving in-kind and cash contributions that can be applied in this case. Neighbourhood-specific needs would be considered along with the normal range of public amenity considerations. Recent experience in rezoning locations outside downtown offers references for the range of amenity levels which may be achievable.

This policy is intended to deal with local amenity needs, to ensure that the new development does not generate significant additional costs for the general tax base. Those amenity needs will be assessed during the policy review process to give policy guidance to negotiation and securing of a CAC at the time of the rezoning. Consultants may be retained to undertake a community needs assessment. Staff would apply Council-approved "Guidelines for Determining Specific Amenities" which direct staff to evaluate the full range of City services and amenities in the area in developing a specific CAC package.

PROPONENT'S COMMENTS

"BC Housing appreciates the City's commitment to a partnership that will result in a livable medium to high density community that will be socially inclusive and environmentally sustainable. BC Housing understands the need for an upfront investment from its development partner to undertake the policy review and to assess the rezoning application that may follow. If approved by City Council, BC Housing intends to proceed without delay or interruption with the policy review and a rezoning application, with the expectation that construction can start in early 2010. Little Mountain represents a unique opportunity to develop an integrated new community within a well established neighbourhood. We look forward to working with the City, the current residents of Little Mountain, and the

surrounding community to realize the incredible potential that this site offers to achieve neighbourhood, city, regional and, indeed, provincial objectives.”

CONCLUSION

A collaborative public policy planning process is recommended to engage the Riley Park community in dialogue together with a development team selected to represent BC Housing to explore redevelopment potentials for the Provincially-owned Little Mountain housing site, including options respecting the approved Vision policies and options which may differ from policy (for example, on height) but offer an equal or better response to urban design and fit in the neighbourhood context. This process would be fully cost recovered.

The timeline, resources and financing needed to accomplish this work are summarized above and in attached Appendices B, C and D. Council approval would lead to a consultative process likely starting in October once BC Housing selects a Developer and Development Team.

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**Memorandum of Understanding
between
BC Housing Management Commission (BC Housing) and
the City of Vancouver (the City)
regarding
the redevelopment of Little Mountain
dated for reference June 8, 2007**

Introduction

On February 16, 2007, BC Housing, through the Provincial Rental Housing Corporation (PRHC), became the sole owner of Little Mountain. BC Housing wants to redevelop Little Mountain and would like the City to consider rezoning the site. This Memorandum of Understanding sets out the general objectives of BC Housing and the City with respect to the redevelopment.

Site

Little Mountain occupies 15.26 acres (664,725 sq. ft.) located east of Queen Elizabeth Park between 37th and 33rd Avenues, and between Ontario and Main Streets, with an address of 5299 Main St. It consists of a single parcel legally described as Parcel C (Reference Plan 3508) of District Lots 637 and 638 Group 1 New Westminster District PID: 002-546-787 (the Site).

Existing Social Housing

Little Mountain consists of 224 units of social housing (40 1-bedroom units, 92 2-bedroom units, 92 3-bedroom units). The total floor space is 178,136 sq. ft. The units were built in 1954 under Section 79 of the National Housing Act. BC Housing owns and manages the units. Approximately 197 units are currently occupied. All tenants must be in core-need and are charged rent geared to income.

Current Zoning

The Site is zoned RM-3A. RM-3A allows a maximum Floor Space Ratio (FSR) of 1.45 and a maximum height of 10.7 metres. The existing development has an FSR of 0.27. The zoning schedule for RM-3A is set out in the City's Zoning and Development By-law (By-law No. 3575).

The current RM-3A zoning provides for a base FSR of 1.0 and the potential to increase the FSR if parking is provided underground, site coverage is less than 50% and if site size exceeds 837 m² (9,000 sq. ft.). Given the large consolidated ownership of the site, a density of 1.5 FSR should be achievable with good site planning and urban design. Depending on the dedications for street and lanes required to provide access to the redevelopment, a total floor space in the range of 800,000 sq. ft. to 900,000 sq. ft. should be possible under the current RM-3A zoning.

Riley Park/South Cambie Community Vision

On November 1, 2005, City Council approved the Riley Park/South Cambie Community Vision (RP/SC Vision). Little Mountain is within the RP/SC Vision area and many of the vision's directions are relevant to any future redevelopment of the Site. In addition, Little Mountain is one of several large sites for which specific Directions were considered (31.1, 31.2, 31.3 and 31.4):

- Direction 31.1 recommends that the number and mix of social housing units be maintained in any redevelopment of the site, that relocation assistance be provided to the tenants and that existing tenants have priority for the replacement social housing units.
- Direction 31.2 recommends that a mix of uses be considered, including retail and commercial uses along Main St. and limited institutional uses such as a seniors centre or childcare, subject to analysis of traffic, parking and other impacts.
- Direction 31.3 rejected any development higher than 4 storeys. Development over 4 storeys is not to be considered when additional planning occurs for the site.
- Direction 31.4 recommends that the northeast quadrant in the block bounded by 37th, Main, 33rd and Ontario that consists of properties not owned by BC Housing be included in any planning and rezoning of Little Mountain.

Redevelopment Potential

Little Mountain's buildings and infrastructure are obsolete, and the Site is underdeveloped. The City and BC Housing believe that a substantial increase in density and number of units can be accommodated, and that redevelopment of the Site should be considered. A comprehensive redevelopment may allow densities to be achieved that are greater than those allowed under the current zoning.

The City and BC Housing believe that redevelopment options that include buildings taller than 4 storeys should be considered as 4-storeys over the whole site may be suboptimal in terms of design, may limit the Site's potential to create a higher density liveable environment, and limit the capacity of the redevelopment to provide amenities to serve the new development and the surrounding neighbourhood. Both the City and BC Housing acknowledge that buildings taller than 4 storeys contradict the RP/SC Vision, but believe that buildings taller than 4 storeys in the Site's redevelopment should be considered.

Redevelopment Objectives

The City and BC Housing believe that the redevelopment of Little Mountain is an opportunity to:

- create a high quality, higher density, socially inclusive and environmentally sustainable community that will be an asset within the larger Riley Park neighbourhood;
- provide a range of housing options for Vancouver's growing and changing population; and
- generate funds that can be used by BC Housing to develop social, including supportive, housing in the city and in the rest of the province.

Replacement of Existing Social Housing

Whether the Site is rezoned or not, BC Housing will replace the existing 224 units of social housing on site of which at least 184 will be suitable for families with children. BC Housing will relocate the tenants during the redevelopment, and the tenants relocated due to the redevelopment will have priority for moving into the new social housing units that are appropriate to the size of their households. BC Housing will consult with the current tenants regarding the replacement social housing and the tenants' relocation while the site is being redeveloped.

Housing Mix

The City would normally apply its 20% affordable (social) housing requirement to a project of the size of Little Mountain. As BC Housing will be reinvesting all the proceeds from the redevelopment of Little Mountain in the development of social housing in city and the province, the City agrees to accept the 224 units of replacement housing as the social housing requirement for Little Mountain.

Demolition of Existing Buildings

The existing tenants will be relocated and the resulting vacant units will not be re-rented. As buildings become vacant, there is an increased risk of fire and vandalism. The City and BC Housing believe that the existing buildings should be demolished as soon as they become vacant. The City will provide demolition permits in advance of a Development Permit.

Selection of Developer

BC Housing wishes to partner with an experienced real estate developer who would lead the redevelopment of Little Mountain. BC Housing will be undertaking a Request for Proposals (RFP) to obtain a suitable development partner (the Developer). This Memorandum of Understanding will be provided to prospective developers.

The City will make itself available to meet with the prospective developers individually or collectively as BC Housing may request. Any information that the City may provide to any one prospective developer will be relayed to BC Housing who will ensure that information all prospective developers should have access to is made available to them.

Development Cost Levies

The City will reinvest all of the Development Cost Levies generated by the redevelopment of the Site into the development of the public amenities to serve the site and to address any service gaps in the immediate neighbourhood.

Investment of Sale Proceeds

BC Housing will invest all of the net proceeds from the sale of the Site (after the existing social housing is replaced on site) into the development of social housing throughout the province. Half the net proceeds (after the existing social housing is replaced) will be invested in the City of Vancouver. The City of Vancouver will make sites available for nominal 60 year leases to BC Housing for the development of social housing in the city that will be funded from the net proceeds.

Schedule

Execution of Memorandum of Understanding	July 2007
Report to Council	July 2007
BC Housing Request for Proposals	September 2007
Selection of Developer	Fall 2007
Initiation of Planning Process	Fall 2007

Conclusion

Upon execution of this Memorandum of Understanding by the City and BC Housing, it will be forwarded to Vancouver City Council and BC Housing's Executive Committee for approval.

No legal rights or obligations will arise or be created by the execution of this Memorandum of Understanding or by its approval by Vancouver City Council or by BC Housing's Executive Committee. Approval of this Memorandum of Understanding does not limit or compromise Vancouver City Council's ability or obligation to maintain an open mind at any Public Hearing at which a rezoning application for the Site is considered.

For BC Housing

For the City of Vancouver

Shayne Ramsay
Chief Executive Officer

Judy Rogers
City Manager

Date

Date

Little Mountain Planning Program

Scoping Process

March/April 2007	Scoping of Proposal
June	Council Report
July	Advise BC Housing re Process
August	Recruit Staff, Arrange Process

Policy Process

November	Initial Public Meetings: Introduce Concepts
December	Public Workshops: Review, Critique, Amend Concepts
Jan - March 2008	Public Workshops: Refine, Evaluate Concepts
April	Draw Conclusions
May	Draft Council Report
June	Concurrence, Submit Report, Notify
July	Report to Council

Rezoning Process

August 2008	Formulate and Submit Rezoning
September	Circulate, Review Rezoning Application
October	Public Process Urban Design Panel
November	Refine commentary, revise as necessary
January 2009	Draft Report
February	Report to Council
March/April	Public Hearing

Enactment

May - July	Respond to Conditions
August - October 2009	Complete Legal Agreements

Little Mountain Process Staffing

Staffing	Time (Person Months) Allocation
Core Staff	
Senior Planner	6.5 Months
Project Planner	10
Planning Analyst	12
Technical Team	
Rezoning Planner	8.5
Urban Designer	5
Solicitor	2.5
Civil Engineer 11	7.5
Social Planner	2.5
Housing Planner	3

Little Mountain Program Budget Summary

	Scoping/Policy Review	Rezoning	Enactment
Total Salaries, Benefits	\$218,861	\$166,433	\$44,243
Core Team			
Senior Planner			
Project Planner			
Planning Analyst			
Technical Team			
Urban Design			
Rezoning Planner			
Civil Eng			
Solicitor			
Housing Planner			
Social Planner			
Total Process Cost	\$57,902	\$3000	0
Public Consultation			
Public Hearing			
Consultancies			
Supplies, Services			
Office Space			
Administrative			
Total Overhead Cost	\$76,726	\$47,574	\$10,276
Contingency			
Cumulative Budget	\$432,987	\$238,707	\$54,519
Grand Total			\$726,213